

Clark County Rural Zoning Commission
Regular Meeting – 8:30 a.m.
Wednesday, November 9, 2005

Administration Building
of the former Springview Center
3130 East Main Street
Springfield, OH 45505

AGENDA

1. **Minutes – October 12, 2005 (Regular)** *Discussion &
Action*

2. **Rezoning Case** **Janet K. Perkins** *Discussion &
Action*
Z-2005-9
Harmony Township ~ 36.67 acres
E. National Road at the west Corporation Line of the Village
of South Vienna
A-1 to I-1 (Industrial District)
PUBLIC HEARING

3. **Rezoning Case** **Thomas H. Lagos** *Discussion &
Action*
Z-2005-10
Harmony Township ~ 63.793 acres
South west intersection of I-70 and SR 54
A-1 to I-1 (Industrial District)
PUBLIC HEARING

4. **Rezoning Case** **Alan D. Sweet Estate** *Discussion &
Action*
Z-2005-11
Moorefield Township ~ 18.29 acres
2176 Moorefield Rd.
A-1 to AR-10 (Agricultural/Residential District)
PUBLIC HEARING

5. **Staff Comments** *Discussion*

6. **Adjournment** *Action*

Minutes

Clark County Rural Zoning Commission

Regular Meeting ~ 8:30 a.m.
Wednesday, October 12, 2005

County Offices/Municipal Courts Building
Public Chambers
5th Floor, 50 East Columbia Street
Springfield, Ohio

Mr. Tom Crosbie, Chairperson of the Clark County Rural Zoning Commission, called the meeting to order at 8:30 a.m.

Present: Mr. Tom Crosbie, Mr. Gary Cummins, Mrs. Linda Smith and Mrs. Jerri Taylor.
Absent: Mr. John Baird.

RZC: 10-21-2005: Minutes ~ September 14, 2005

Motion by Mr. Cummins, seconded by Mrs. Smith to approve the minutes as printed.

VOTE: Motion carried unanimously.

Z-2005-8 Rezoning Case ~ White Oak Communities ~ Mad River Township ~ 167.96 acres ~ Dayton-Springfield Rd. to Enon-Xenia Rd. ~ A-1 to PD-R (Planned Development (Residential) District) ~ Public Hearing

Mr. Shane Farnsworth, Planning Staff, presented the report on the rezoning case submitted by White Oak Communities. He highlighted information contained in the staff report and on the maps and drawings.

- The County Engineer reviewed the request for rezoning. The development plan appears to match the site topography and characteristics. The flood plain areas have been avoided and there is significant green space or open areas being proposed. The written development plan calls for curbed streets with an enclosed drainage system. Accordingly, the developer will be required to plan, design, and construct facilities for storm drainage and provide storage from accelerated runoff. These "dry" basins will be incorporated into the overall design and construction improvement plan. Maintenance of these facilities must be addressed prior to finalization of the plans.

Regarding access, the site does have access to at least on major street, Dayton Road classified as a major arterial and also to Enon Xenia Road, classified as a minor arterial. Impact on these roads based upon the development plan, phase schedule, etc. may dictate the need for a Traffic Impact Study. The written development plan refers to a system of "collector streets" that go through the development and secondary, or minor streets that branch out to create clusters of housing. We disagree that a system of collector streets is being proposed, rather a series of circuitous minor type streets are being proposed. This plan varies widely from the previous plan reviewed and approved by this office, relative to street and lot layout. The Engineer's office previously attempted to avoid direct access to the main or collector streets. In this case, unlimited access is being proposed along all the streets. The movement of traffic on these types of streets may be reduced, and the overall efficiency reduced as well.

Additional clarification is needed from the applicant to address street classification issues. The development plan refers to the submission of plans and is referenced in Phase IV of the project timetable. The County Engineer requests more in the way of a commitment to design and erect a suitable bridge structure over Mud Run, along the proposed roadway alignment off Dayton Road.

Regarding internal access, vehicular access appears suitable. There are a few exceptions. Streets classified as collectors must meet the design standards for 35 mph. All other streets must be designed to meet 25 mph design standards. There have been walk paths proposed for pedestrian access. Public street standards will most likely dictate the construction of sidewalks along all streets, where the average lot frontage is 100' or less. Street lighting may be discussed further, subject to rezoning approval.

The County Engineer has no objection to the request.

- Soil and Water Conservation has reviewed the property. Regarding drainage, under stormwater management, information shall be provided for the management of stormwater, from both on-site and from upper watershed areas. A National Pollutant Discharge Elimination System (NPDES) permit will be required. A Stormwater Pollution Prevention Plan shall be developed to identify potential sources of pollution which may affect the quality of the stormwater discharges associated with construction activity. All standards and specifications shall conform to "Rainwater and Land Development" and Clark County Stormwater and Sediment Control Regulations. This office does not object to the proposed request.
- Clark County Utilities Department stated that public water and sewer service is available to the property from the County's Mud Run Sanitary Sewer trunk line that runs across the property and the 8-inch diameter water line owned by the Village of Enon located along Enon-Xenia Pike. Public extensions of water and sewer mains will be required for the development. Public water service to the property will be required to loop to the north side of Mud Run and connect to the future waterline extension that will be constructed as part of the Creekside Condominium development. Construction of a new water master meter will also be required at the end of the Village of Enon's water main prior to extension of public water service to the property. Current water and sewer capacities in Mad River Township, as they relate to the possible development of this property, are discussed within the report. The County Utilities Department purchases water from the Village of Enon to provide service to the surrounding areas of Mad River Township. A new one million gallon water storage standpipe owned by the County located southeast of Holiday Valley has recently gone into service. Bringing this new water storage tank online should reduce the peak production of Enon's water plant. The Southwest Regional Wastewater Treatment Plant service area includes Mad River Township and the areas being considered for rezoning. The plant's average daily design capacity is 2 MGD, with the current average daily flow rates are about 1.4 MGD. The County is working toward expansion of the Southwest WWTP. Any development resulting from this rezoning will be required to pay a proportionate share of the cost of the expansion. We presume the proposed development will be built in phases over a period of years. The County

anticipates the expansion will occur prior to full build-out of the development. Based upon the review, they have no objections.

- Mad River Township Trustees concur with the Township Planning Committee in their support of the White Oak Communities conservation PUD.

Planning Staff notes that the text indicates that "Streets and clusters will be lined with trees (see Exhibit "D")". However, Exhibit D does not show these trees as noted in the text. As noted, this PD-R will be developed to include:

167 acres

251 single-family lots

79 acres of open space including a bike/walking trails

157 lots on green space

62.5% of lots on green space

Roads connecting to Enon-Xenia Rd. & Dayton-Springfield Rd. with bridge over Mud Run

Flood plain and slope areas will remain undeveloped

All development will be connected to public sewer and water

Open space/trails to be maintained by Homeowner's Association

Six phases with starting dates noted but subject to market conditions and demand

Staff recommends approval of rezoning from A-1 to PD-R with the development subject to items noted in this report which must be addressed as soon as feasible. The Clark County Planning Commission recommended approval to rezone 167 acres from A-1 to PD-R with a recommendation that sidewalk be provided only on one side of the streets.

Mrs. Taylor asked why the Planning Commission recommended that they build sidewalks on only one side.

Mr. Farnsworth responded that, under the County's technical specifications, when lots have less than 100 ft. of frontage, curbs, gutters, and sidewalks on both sides. Because of the style of development, a shared use (walking/bike) trail is being proposed throughout the development. Curb and gutter will be still be provided on both sides.

Mr. Crosbie asked for proponents.

Kathy Estep, Mad River Trustee, spoke in support of this conservation-style development. The trustees would like to see a traffic study in the area. Other areas of concern include a bridge for EMS and fire services, and street lighting.

Pam Weaver, President of ACT, spoke in favor of the rezoning. She stated that this is an example of what they would like to see future developers do.

Howard White, Mad River Planning Committee, expressed his approval of this development.

Mr. Crosbie asked for opponents. There were no opponents.

Mr. Crosbie closed the public hearing.

RZC: 10-22-2005: Z-2005-8 Rezoning Case ~ White Oak Communities ~ Mad River Township

Motion by Mr. Cummins, seconded by Mr. Rhine to Approve the request of White Oak Communities to rezone 167.96 acres located at Dayton-Springfield Rd. to Enon-Xenia Rd., Mad River Township from A-1 (Agricultural District) to PD-R (Planned Development (Residential) District) with a recommendation that sidewalk be provided on only one side of the street.

VOTE: Motion carried unanimously.

Staff Comments

None.

Adjournment

RZC: 10-23-2005: Adjournment

Motion by Mrs. Smith, seconded by Mrs. Taylor to adjourn the meeting.

VOTE: Motion carried unanimously.

The meeting was adjourned at 8:50 a.m.

Shane W. Farnsworth, Secretary

NOTE FOR MINUTE BOOK: See additional information included following the minutes.

Rezoning Case # Z-2005-9

To: Clark County Rural Zoning Commission	Date of Meeting: November 9, 2005
From: Planning Staff	Date of Report: October 25, 2005

Applicant: Janet K. Perkins

Request Action: Rezone **from - A-1** (Agriculture District)
to - I-1 (Industrial District)

Purpose: To establish an auction business

Location: E. National Rd. (US 40) at the west Corporation Line of South Vienna

Size: 36.67 Acres

Existing Land Use: Agriculture / undeveloped

Surrounding Land Use and Zoning:

	Land Use	Zoned
North	Agriculture & I-70	A-1 (Agricultural)
South	Agriculture	A-1 (Agricultural) & B-3 (General Business)
East	Agriculture, Residential, & School; Village of South Vienna	A-1 (Agricultural) & Village of South Vienna
West	Cemetery, Agriculture, & Residential	A-1 (Agricultural)

ANALYSIS

This area was zoned A-1 Agricultural when zoning was originally adopted.

REPORTS FROM OTHER AGENCIES

County Engineer

The County Engineer has reviewed the request by Janet Perkins, to rezone approximately 36.67 acres from A-1 agricultural zoning to I-1 Industrial zoning. The request has been reviewed in accordance with Chapter I, Section G (2) of the Clark County Zoning Regulations, relative to vehicular access and drainage:

Access

- 1) The area requested for rezoning is located west of South Vienna, along the north side of US 40 (East National Road). This parcel appears to be located in a limited access section and it is unlikely that a direct access to US 40 will be granted.
- 2) The adjoining parcel to the east, which is also owned by the applicant, may have an accessible location within the Village limits.
- 3) If a median cross over were required, the applicant and/or developer would be responsible to design and construction any improvements associated with the access location.

Drainage

- 4) As with the previous zoning case Z-2005-10, this site appears to drain satisfactorily under the present agricultural use.
 - a) Maintain a buffer along the cemetery.

- b) Maintain drainage across the subject property for the areas, which drain from north of I-70 south towards East National Road. Specifically, there are twin 72" culverts,
- c) Stormwater and Sediment Control Regulations are applicable in this case. The site planners and developers are required to plan and address accelerated runoff issues related to impervious surfaces.

The County Engineer has no objection to the proposal to rezone approximately 36+ acres from A-1 agricultural zoning to I-1 Industrial zoning, subject to the above comments.

(See October 17, 2005 letter)

Soil Conservation

The Clark Soil & Water Conservation District has reviewed the rezoning request for the above site and has provided the following information relative to soils and drainage.

Soils

Celina (CeA 0-2%, CeB 2-6%) soils are nearly level and moderately well drained with a perched water table from 2-3.5 feet in depth from January to April, but are not subject to flooding. Soil limitations regarding dwellings without basements are rated Moderate due to wetness, while dwellings with basements are rated Severe due to wetness. This site includes 12 acres of these soils.

Kokomo (Ko) soils are nearly level and somewhat poorly drained with a seasonal high water table from 0.5 foot above the surface to 1 foot below the surface from December to May but is not subject to flooding. Soils limitations for building site development are rated Severe due to ponding for dwellings with or without basements. This site includes 30 acres of these soils.

Miamian (MhB, MhB2 2-6% slope) soils are nearly level to gently sloping and well drained. Soils limitations for building site development are rated Moderate-Slight for dwellings with or without basements. This site includes 7 acres of these soils.

Celina-Strawn complex (ChA, 0-2 %, ChB, 2-6%) soils are nearly level and moderately well drained. Areas of Celina soil have a perched water table from 2 to 3 feet in depth from January to April. These soils are not are subject to flooding. There are approximately 30 acres of this soil.

Sloan silt loam, sandy substratum, occasionally flooded (So) soil is nearly level and very poorly drained. It is on flats. This soil has a seasonal high water table from the surface to 1 foot in depth from November to June and is subject to occasional, brief flooding over the same period. There are approximately 1.5 acres of this soil.

Strawn silty clay loam (StB2, 2-6 % slopes, eroded) soil is gently sloping and well drained. It is on knolls and ridges. There are approximately 13 acres of this soil.

Strawn silty clay loam (StD2 12-18 % slopes, eroded) soil is moderately steep and well drained. It is on side slopes. The parent material is glacial till. Gullies due to erosion are present. There is approximately 1 acre of this soil.

Drainage

There are four distinct drainage ways flowing through the property. These drainage ways provide surface and subsurface drainage outlets for land north of I-70 and for the adjoining property to the east. Drainage easements will be necessary to prevent intrusion and provide long term protection.

The proposed use will require the management of stormwater. Information shall be provided for the management of stormwater, including the control and treatment of accelerated on-site runoff, to a stable receiving outlet. Currently, an adequate outlet is available onsite in the southwest corner of the property. Throughout the development planning process, careful consideration should be given to minimizing the amount of impervious areas for parking and integrating more areas for natural stormwater management, such as bioretention, pervious pavement, etc.

Construction activities which will result in the disturbance of one or more acres of land must obtain coverage by the National Pollutant Discharge Elimination System (NPDES) permit. The owner/developer shall submit a Notice of Intent application to Ohio EPA at least 21 days prior to the start of construction. In addition to submittal of the NOI application, the SWPPP shall identify potential sources of pollution, which may affect the quality of storm water discharges associated with construction activity.

Existing Natural Features

The existing woodland and stream buffer areas should be preserved to the maximum extent.

In summary, this office does not object to the proposed rezoning request. (See October 12, 2005 letter)

Combined Health District

No report. Commercial uses under OEPA jurisdiction.

Planning Department

The Clark County Comprehensive Plan identifies this area as rural portions of the County, where agriculture should remain the priority. This designation emphasizes agriculture as the dominant land use, but also recognizes that residential uses are appropriate if very low density in character (less than one dwelling per two acres - gross density) and/or clustered to preserve significant open space features (such as prime agricultural soils). Agriculture/Rural Residential is most appropriate in portions of Bethel, German, Green, Harmony, Mad River, Madison, Pike and Pleasant townships.

This request as well as Rezoning Case #Z-2005-10 is being submitted to rezone enough land for a contractor's equipment auction facility. The company conducts 4 to 5 auctions per year. Fencing and other security measures will be provided. Additional land within South Vienna is also being considered. The acreage in this request fronts on US 40 which is limited access. Discussions are being pursued in hopes of obtaining some type of access directly to US 40. If the other rezoning case is approved, access to SR 54 is available. Public sewer and water is available from South Vienna.

RECOMMENDATION

The Staff recommends approval of the rezoning of this 36.67 acres to I-1.

Clark County Planning Commission

Meeting Date: November 2, 2005

Motion by Mr. Jurick to recommend **denial** - motion dies for lack of a second.

Motion by Mrs. Stevenson, second by Ms. Jordan to recommend **approval** to the Rural Zoning Commission the request by Janet K. Perkins to rezone 36.67 acres located on E. National Rd. (US 40) at the west Corporation Line of South Vienna, Harmony Township from A-1 to I-1 (Industrial) District.

VOTE: Yes - Ms. Jordan and Mrs. Stevenson
No - Mr. Jurick
Abstain - Mr. Perkins and Mr. Bicknell
Pass - Mr. Detrick, Mr. Tackett, and Mr. Hartley

MOTION CARRIES

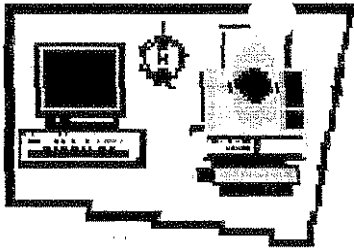
Attachments:

County Engineer's letter

Soil Conservation District's letter

Location Map

Zoning Map



Clark County
Engineer's Department
4075 Laybourne Rd Springfield, Ohio 45505-3613
Bruce C. Smith, P.E., P.S.
Clark County Engineer

Office # (937) 328-2484

Fax # (937) 328-2473

www.clarkcountvohio.gov/engineer

October 17, 2005

Clark County Planning Commission
25 West Pleasant Street
Springfield, Ohio 45506
Attention: Phil Tritle, Senior Planner

Re: **Z-2005-11 36.67 Acres**
Rezoning A-1 to I-1

Mr. Tritle,

The County Engineer has reviewed the request by Janet Perkins, to rezone approximately 36.67 acres from A-1 agricultural zoning to I-1 Industrial zoning. The request has been reviewed in accordance with Chapter 1, Section G (2) of the Clark County Zoning Regulations, relative to vehicular access and drainage:

Access

- 1) The area requested for rezoning is located west of South Vienna, along the north side of US 40 (East National Road). This parcel appears to be located in a limited access section and it is unlikely that a direct access to US 40 will be granted.
- 2) The adjoining parcel to the east, which is also owned by the applicant, may have an accessible location within the Village limits.
- 3) If a median cross over were required, the applicant and/or developer would be responsible to design and construction any improvements associated with the access location.

Drainage

- 4) As with the previous zoning case Z-2005-10, this site appears to drain satisfactorily under the present agricultural use.
 - a) Maintain a buffer along the cemetery.
 - b) Maintain drainage across the subject property for the areas, which drain from north of I-70 south towards East National Road. Specifically, there are twin 72" culverts.
 - c) Stormwater and Sediment Control Regulations are applicable in this case. The site planners and developers are required to plan and address accelerated runoff issues related to impervious surfaces.

Donald Boyle – Road Superintendent
Paul W. DeButy P.E. – Design Engineer
Kenneth D. Fenton, P.S., Deputy Engineer
Doug Frank – Bridge Superintendent
Pamela Fulton – Office Assistant

William A. Pierce, P.S. – LIS Director
Shayne Gray – GIS/CAD Coordinator
Mark Niccolini – Ditch Maintenance Supervisor
Lew Richards – Traffic Supervisor
Ned G. Weber, Deputy Engineer

The County Engineer has no objection to the proposal to rezone approximately 36+ acres from A-1 agricultural zoning to I-1 Industrial zoning, subject to the above comments.

Sincerely,

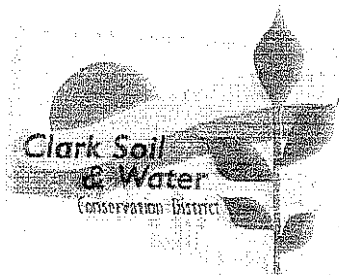
Bruce C. Smith P.E., P.S.
Clark County Engineer



Kenneth D. Fenton
Deputy Engineer

Cc: Thor Ronemus
Village of South Vienna

I:\ZONING\2005 Zoning\Z-2005-11 Perkins US 40 SR 54.doc



4400 Gateway Blvd. - Suite 103
Springfield, Ohio 45502

Phone (937) 328-4600/4601
Fax (937) 328-4606

With the Right to Own – Goes the Duty to Conserve

BOARD OF SUPERVISORS

Paul Snyder, Chairman
Alan Donaldson, Vice Chairman
John Ritter, Treasurer
David Stickney, Fiscal Agent
Adam Agle, Secretary

October 12, 2005

Clark County Planning Commission
25 West Pleasant Street
Springfield, Ohio 45506
Attn: Phil Tritle

Re: Z-2005-9,10~Rezoning 100 acres, A1 to I1
Lagos/Perkins~US40/SR54~Harmony Twp.

Mr. Tritle,

The Clark Soil & Water Conservation District has reviewed the rezoning request for the above site and has provided the following information relative to soils and drainage.

Soils

- Celina (CeA 0-2%, CeB 2-6%) soils are nearly level and moderately well drained with a perched water table from 2-3.5 feet in depth from January to April, but are not subject to flooding. Soil limitations regarding dwellings without basements are rated Moderate due to wetness, while dwellings with basements are rated Severe due to wetness. This site includes 12 acres of these soils.
- Kokomo (Ko) soils are nearly level and somewhat poorly drained with a seasonal high water table from 0.5 foot above the surface to 1 foot below the surface from December to May but is not subject to flooding. Soils limitations for building site development are rated Severe due to ponding for dwellings with or without basements. This site includes 30 acres of these soils.
- Miamian (MhB, MhB2 2-6% slope) soils are nearly level to gently sloping and well drained. Soils limitations for building site development are rated Moderate-Slight for dwellings with or without basements. This site includes 7 acres of these soils.
- Celina-Strawn complex (ChA, 0-2 %, ChB, 2-6%) soils are nearly level and moderately well drained. Areas of Celina soil have a perched water table from 2 to 3 feet in depth from January to April. These soils are not are subject to flooding. There are approximately 30 acres of this soil.
- Sloan silt loam, sandy substratum, occasionally flooded (So) soil is nearly level and very poorly drained. It is on flats. This soil has a seasonal high water table from the surface to 1 foot in depth from November to June and is subject to occasional, brief flooding over the same period. There are approximately 1.5 acres of this soil.

CONSERVATION ~ DEVELOPMENT ~ SELF-GOVERNMENT

- Strawn silty clay loam (StB2, 2-6 % slopes, eroded) soil is gently sloping and well drained. It is on knolls and ridges. There are approximately 13 acres of this soil.
- Strawn silty clay loam (StD2 12-18 % slopes, eroded) soil is moderately steep and well drained. It is on side slopes. The parent material is glacial till. Gullies due to erosion are present. There is approximately 1 acre of this soil.

Drainage

There are four distinct drainage ways flowing through the property. These drainage ways provide surface and subsurface drainage outlets for land north of I-70 and for the adjoining property to the east. Drainage easements will be necessary to prevent intrusion and provide long term protection.

The proposed use will require the management of stormwater. Information shall be provided for the management of stormwater, including the control and treatment of accelerated on-site runoff, to a stable receiving outlet. Currently, an adequate outlet is available onsite in the southwest corner of the property. Throughout the development planning process, careful consideration should be given to minimizing the amount of impervious areas for parking and integrating more areas for natural stormwater management, such as bioretention, pervious pavement, etc.

Construction activities which will result in the disturbance of one or more acres of land must obtain coverage by the National Pollutant Discharge Elimination System (NPDES) permit. The owner/developer shall submit a Notice of Intent application to Ohio EPA at least 21 days prior to the start of construction. In addition to submittal of the NOI application, the SWPPP shall identify potential sources of pollution, which may affect the quality of storm water discharges associated with construction activity.

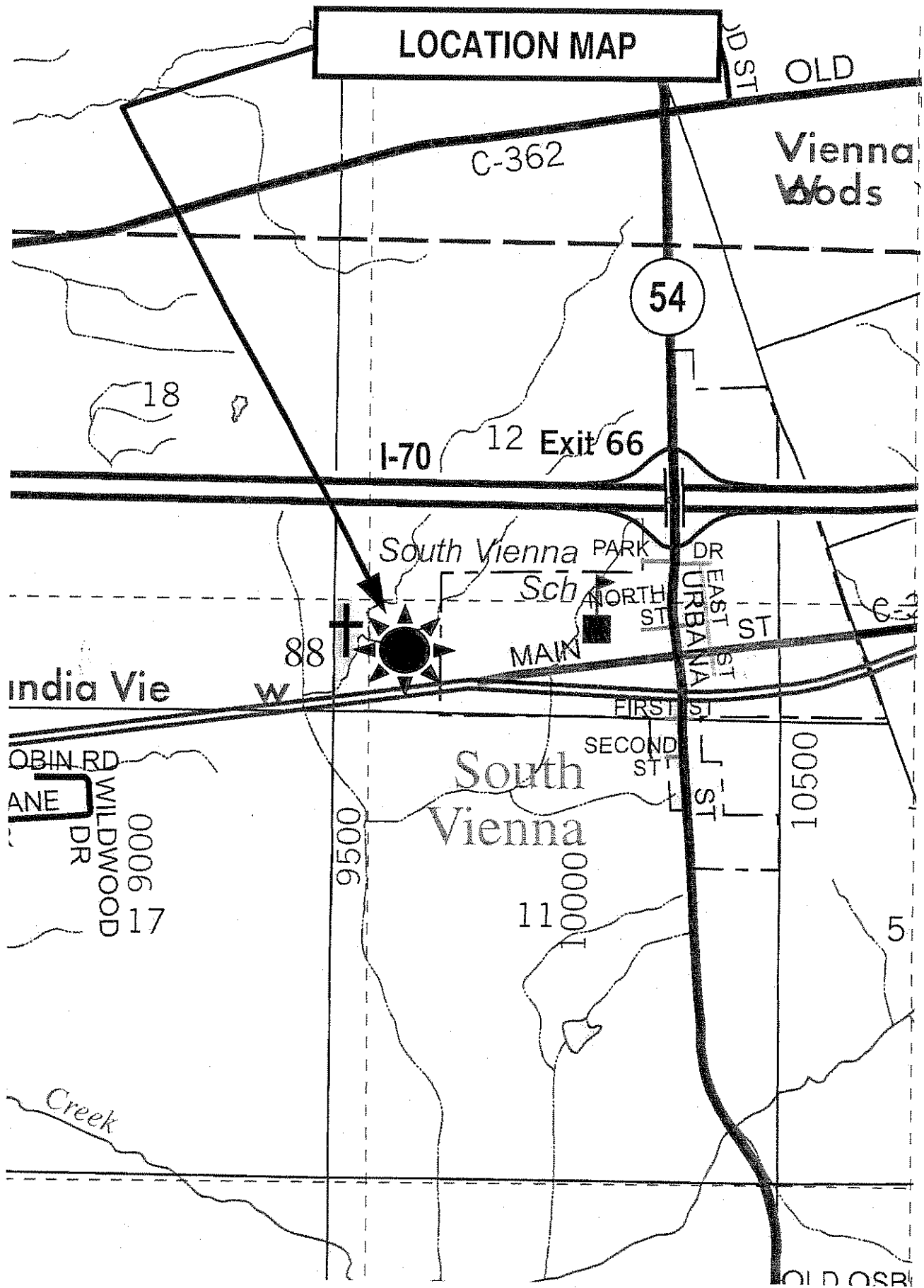
Existing Natural Features

The existing woodland and stream buffer areas should be preserved to the maximum extent.

In summary, this office does not object to the proposed rezoning request.

Respectfully,

Christine Pence, CPESC
Urban Coordinator



REZONING CASE #Z-2005-9 E. National Rd.@ South Vienna
A-1 to I-1 36.67 ac. Harmony Twp.

ZONING MAP

2210R

A-1

I-70

36.67 ac.

South Vienna

US 40

E. National Rd.

B-3

SR 54

A-1

REZONING CASE #Z-2005-9 E. National Rd. @ South Vienna
A-1 to I-1 36.67 ac. Harmony Twp.

Rezoning Case # Z-2005-10

To: Clark Planning Commission	Date of Meeting: November 9, 2005
From: Planning Staff	Date of Report: October 25, 2005

Applicant: Thomas H. Lagos

Request Action: Rezone **from - A-1** (Agriculture District)
to - I-1 (Industrial District)

Purpose: To establish an auction business

Location: Southwest intersection of I-70 & SR 54

Size: 62.63 Acres

Existing Land Use: Agriculture / undeveloped

Surrounding Land Use and Zoning:

	Land Use	Zoned
North	I-70 & Agriculture	A-1 (Agricultural)
South	Agriculture	A-1 (Agricultural) & Village of South Vienna
East	Commercial, Residential, & Village of South Vienna	Village of South Vienna & A-1 (Agricultural)
West	Agriculture	A-1 (Agricultural)

ANALYSIS

This area was zoned A-1 Agricultural when zoning was originally adopted.

REPORTS FROM OTHER AGENCIES

County Engineer

The County Engineer has reviewed the request by Thomas Lagos, to rezone approximately 62.36 acres from A-1 agricultural zoning to I-1 Industrial zoning. The request has been reviewed in accordance with Chapter 1, Section G (2) of the Clark County Zoning Regulations, relative to vehicular access and drainage:

Access

- 1) The area requested for rezoning is located at the southwest corner of the intersection of Interstate 70 and State Route 54, in South Vienna. There is an existing 20' wide road, Park Road that provides the sole access to this property. The width and composition of the existing road will require upgrades to meet the demand for the requested use. If approved, the Village of South Vienna will request the developer absorb any costs associated with the upgrades.

Drainage

- 2) The site appears to drain satisfactorily under the present agricultural use.
- 3) Under the I-1 use, there are several issues to address.
 - a) Continue to provide drainage across the subject property for the areas, which drain from north of I-70 south towards East National Road. Specifically, there are twin 72" culverts, along with several other small culverts which discharge onto the subject property. These should not severely limit the site developer, but should be addressed in conjunction with the site planning.

- b) Stormwater and Sediment Control Regulations are applicable in this case. The site planners and developers are required to plan and address accelerated runoff issues related to impervious surfaces.

The County Engineer has no objection to the proposal to rezone approximately 62 acres from A-1 agricultural zoning to I-1 Industrial zoning, subject to the above comments.

(See October 17, 2005 letter)

Soil Conservation

The Clark Soil & Water Conservation District has reviewed the rezoning request for the above site and has provided the following information relative to soils and drainage.

Soils

Celina (CeA 0-2%, CeB 2-6%) soils are nearly level and moderately well drained with a perched water table from 2-3.5 feet in depth from January to April, but are not subject to flooding. Soil limitations regarding dwellings without basements are rated Moderate due to wetness, while dwellings with basements are rated Severe due to wetness. This site includes 12 acres of these soils.

Kokomo (Ko) soils are nearly level and somewhat poorly drained with a seasonal high water table from 0.5 foot above the surface to 1 foot below the surface from December to May but is not subject to flooding. Soils limitations for building site development are rated Severe due to ponding for dwellings with or without basements. This site includes 30 acres of these soils.

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Celina-Strawn complex (ChA, 0-2 %, ChB, 2-6%) soils are nearly level and moderately well drained. Areas of Celina soil have a perched water table from 2 to 3 feet in depth from January to April. These soils are not are subject to flooding. There are approximately 30 acres of this soil.

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Strawn silty clay loam (StB2, 2-6 % slopes, eroded) soil is gently sloping and well drained. It is on knolls and ridges. There are approximately 13 acres of this soil.

Strawn silty clay loam (StD2 12-18 % slopes, eroded) soil is moderately steep and well drained. It is on side slopes. The parent material is glacial till. Gullies due to erosion are present. There is approximately 1 acre of this soil.

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Construction activities which will result in the disturbance of one or more acres of land must obtain coverage by the National Pollutant Discharge Elimination System (NPDES) permit. The owner/developer shall submit a Notice of Intent application to Ohio EPA at least 21 days prior to the start of construction. In addition to submittal of the NOI application, the SWPPP shall identify potential sources of pollution, which may affect the quality of storm water discharges associated with construction activity.

Existing Natural Features

The existing woodland and stream buffer areas should be preserved to the maximum extent.

In summary, this office does not object to the proposed rezoning request.
(See October 12, 2005 letter)

Combined Health District

No report. Commercial uses under OEPA jurisdiction.

Planning Department

The Clark County Comprehensive Plan identifies this area as:

Agriculture/Rural Residential which designates rural portions of the County, where agriculture should remain the priority. This designation emphasizes agriculture as the dominant land use, but also recognizes that residential uses are appropriate if very low density in character and/or clustered to preserve significant open space features.

Highway Commercial development will be directed to existing major interchanges along **I-70 (SR 54, US 40 and SR 72)** that currently accommodate highway-oriented commercial uses. Development in these nodes is oriented to the interstate system and should be the focus of retail, lodging, auto/truck services, warehousing and distribution.

This request as well as Rezoning Case #Z-2005-9 is being submitted to rezone enough land for a contractor's equipment auction facility. The company conducts 4 to 5 auctions per year. Fencing and other security measures will be provided. Additional land within South Vienna is also being considered. The acreage in this request has no road frontage but does have access via Park Rd. which is a 50' r-o-w out to SR 54. The access could be utilized by Rezoning Case #Z-2005-9. Public sewer and water is available from South Vienna.

RECOMMENDATION

The Staff recommends approval of the rezoning of this 62.63 acres to I-1.

Clark County Planning Commission

Meeting Date: November 2, 2005

Motion by Mrs. Stevenson, second by Ms. Jordan to recommend **approval** to the Rural Zoning Commission the request by Thomas H. Lagos to rezone 62.63 acres located at the southwest intersection of I-70 & SR 54, Harmony Township from A-1 to I-1 (Industrial) District.

VOTE: Yes - Ms. Jordan and Mrs. Stevenson
No - Mr. Jurick
Abstain - Mr. Perkins and Mr. Bicknell
Pass - Mr. Detrick, Mr. Tackett, and Mr. Hartley

MOTION CARRIES

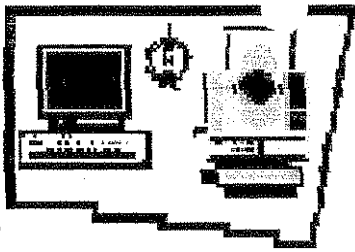
Attachments:

County Engineer's letter

Soil Conservation District's letter

Location Map

Zoning Map



Clark County
Engineer's Department
4075 Laybourne Rd Springfield, Ohio 45505-36 13
Bruce C. Smith, P.E., P.S.
Clark County Engineer

Office # (937) 328-2484

Fax # (937) 328-2473

www.clarkcountyohio.gov/engineer

October 17, 2005

Clark County Planning Commission
25 West Pleasant Street
Springfield, Ohio 45506
Attention: Phil Tritle, Senior Planner

Re: **Z-2005-10 62.63 Acres**
Rezoning A-1 to I-1

Mr. Tritle,

The County Engineer has reviewed the request by Thomas Lagos, to rezone approximately 62.36 acres from A-1 agricultural zoning to I-1 Industrial zoning. The request has been reviewed in accordance with Chapter 1, Section G (2) of the Clark County Zoning Regulations, relative to vehicular access and drainage:

Access

- 1) The area requested for rezoning is located at the southwest corner of the intersection of Interstate 70 and State Route 54, in South Vienna. There is an existing 20' wide road, Park Road that provides the sole access to this property. The width and composition of the existing road will require upgrades to meet the demand for the requested use. If approved, the Village of South Vienna will request the developer absorb any costs associated with the upgrades.

Drainage

- 2) The site appears to drain satisfactorily under the present agricultural use.
- 3) Under the I-1 use, there are several issues to address.
 - a) Continue to provide drainage across the subject property for the areas, which drain from north of I-70 south towards East National Road. Specifically, there are twin 72" culverts, along with several other small culverts which discharge onto the subject property. These should not severely limit the site developer, but should be addressed in conjunction with the site planning.
 - b) Stormwater and Sediment Control Regulations are applicable in this case. The site planners and developers are required to plan and address accelerated runoff issues related to impervious surfaces.


Donald Boyle – Road Superintendent
Paul W. DeButy P.E. – Design Engineer
Kenneth D. Fenton, P.S., Deputy Engineer
Doug Frank – Bridge Superintendent
Pamela Fulton – Office Assistant

William A. Pierce, P.S. – LIS Director
Shayne Gray – GIS/CAD Coordinator
Mark Niccolini – Ditch Maintenance Supervisor
Lew Richards – Traffic Supervisor
Ned G. Weber, Deputy Engineer

The County Engineer has no objection to the proposal to rezone approximately 62 acres from A-1 agricultural zoning to I-1 Industrial zoning, subject to the above comments.

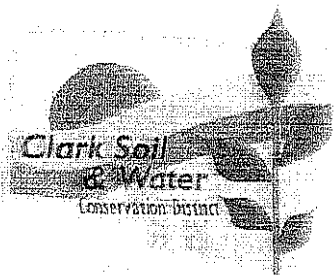
Sincerely,

Bruce C. Smith P.E., P.S.
Clark County Engineer


Kenneth D. Fenton
Deputy Engineer

Cc: Thomas Lagos
Village of South Vienna

I:\ZONING\2005 Zoning\Z-2005-10 Lagos SR 54 I-70.doc



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Adam Agle, Secretary

October 12, 2005

Clark County Planning Commission
25 West Pleasant Street
Springfield, Ohio 45506
Attn: Phil Tritle

Re: Z-2005-9,10~Rezoning 100 acres, A1 to I1
Lagos/Perkins~US40/SR54~Harmony Twp.

Mr. Tritle,

The Clark Soil & Water Conservation District has reviewed the rezoning request for the above site and has provided the following information relative to soils and drainage.

Soils

- Celina (CeA 0-2%, CeB 2-6%) soils are nearly level and moderately well drained with a perched water table from 2-3.5 feet in depth from January to April, but are not subject to flooding. Soil limitations regarding dwellings without basements are rated Moderate due to wetness, while dwellings with basements are rated Severe due to wetness. This site includes 12 acres of these soils.
- Kokomo (Ko) soils are nearly level and somewhat poorly drained with a seasonal high water table from 0.5 foot above the surface to 1 foot below the surface from December to May but is not subject to flooding. Soils limitations for building site development are rated Severe due to ponding for dwellings with or without basements. This site includes 30 acres of these soils.
- Miamian (MnB, MnB2 2-6% slope) soils are nearly level to gently sloping and well drained. Soils limitations for building site development are rated Moderate-Slight for dwellings with or without basements. This site includes 7 acres of these soils.
- Celina-Strawn complex (ChA, 0-2 %, ChB, 2-6%) soils are nearly level and moderately well drained. Areas of Celina soil have a perched water table from 2 to 3 feet in depth from January to April. These soils are not are subject to flooding. There are approximately 30 acres of this soil.
- Sloan silt loam, sandy substratum, occasionally flooded (So) soil is nearly level and very poorly drained. It is on flats. This soil has a seasonal high water table from the surface to 1 foot in depth from November to June and is subject to occasional, brief flooding over the same period. There are approximately 1.5 acres of this soil.

- Strawn silty clay loam (StB2, 2-6 % slopes, eroded) soil is gently sloping and well drained. It is on knolls and ridges. There are approximately 13 acres of this soil.
- Strawn silty clay loam (StD2 12-18 % slopes, eroded) soil is moderately steep and well drained. It is on side slopes. The parent material is glacial till. Gullies due to erosion are present. There is approximately 1 acre of this soil.

Drainage

There are four distinct drainage ways flowing through the property. These drainage ways provide surface and subsurface drainage outlets for land north of I-70 and for the adjoining property to the east. Drainage easements will be necessary to prevent intrusion and provide long term protection.

The proposed use will require the management of stormwater. Information shall be provided for the management of stormwater, including the control and treatment of accelerated on-site runoff, to a stable receiving outlet. Currently, an adequate outlet is available onsite in the southwest corner of the property. Throughout the development planning process, careful consideration should be given to minimizing the amount of impervious areas for parking and integrating more areas for natural stormwater management, such as bioretention, pervious pavement, etc.

Construction activities which will result in the disturbance of one or more acres of land must obtain coverage by the National Pollutant Discharge Elimination System (NPDES) permit. The owner/developer shall submit a Notice of Intent application to Ohio EPA at least 21 days prior to the start of construction. In addition to submittal of the NOI application, the SWPPP shall identify potential sources of pollution, which may affect the quality of storm water discharges associated with construction activity.

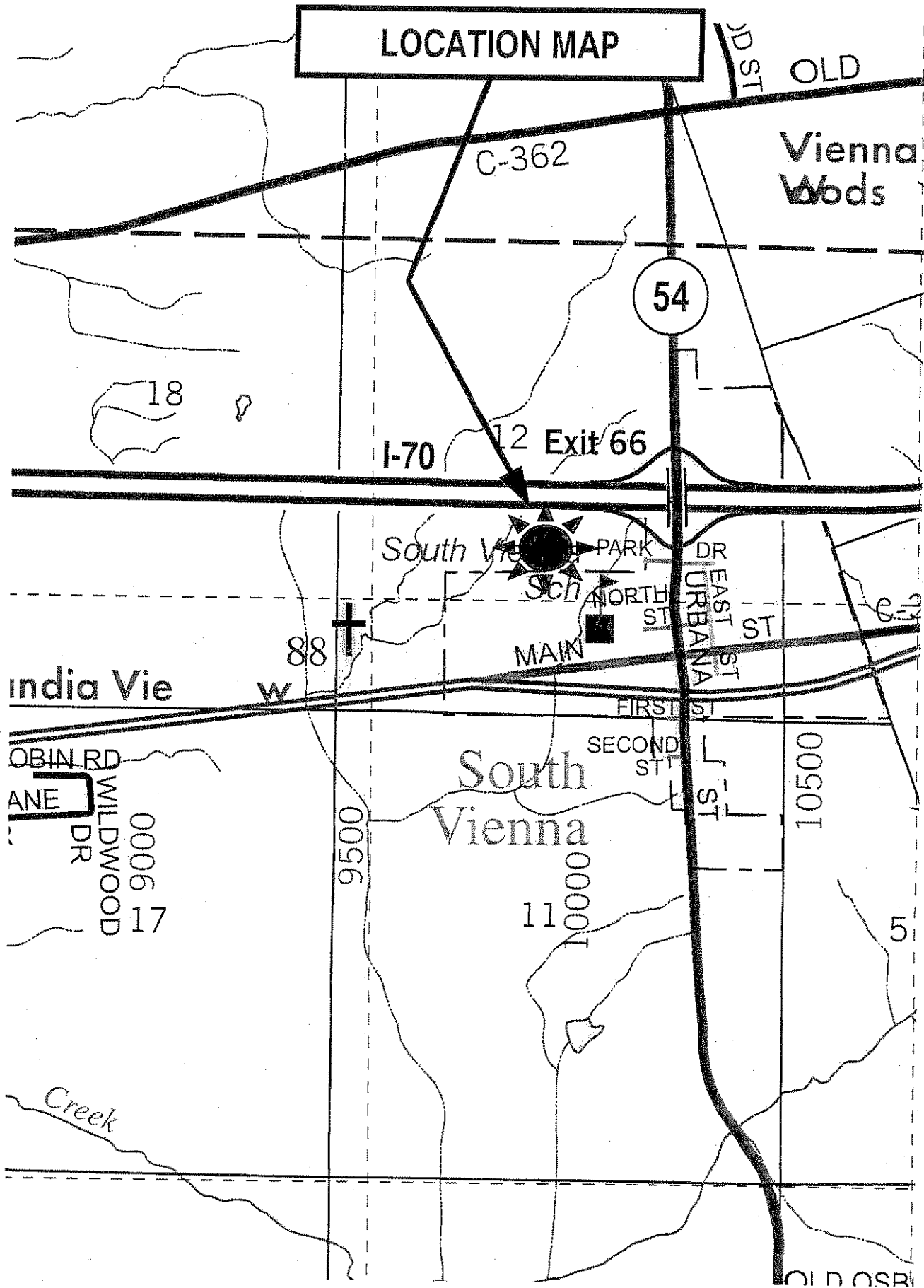
Existing Natural Features

The existing woodland and stream buffer areas should be preserved to the maximum extent.

In summary, this office does not object to the proposed rezoning request.

Respectfully,

Christine Pence, CPESC
Urban Coordinator



REZONING CASE #Z-2005-10

A-1 to I-1

63.79 ac.

SW corner I-70 & SR 54

Harmony Twp.

ZONING MAP

2210ft

A-1

I-70

63.793 ac.

South Vienna

US 40

E. National Rd.

B-3

SR 54

A-1

REZONING CASE #Z-2005-10

A-1 to I-1

63.79 ac.

SW corner I-70 & SR 54

Harmony Twp.

Rezoning Case # Z-2005-11

To: Clark Planning Commission	Date of Meeting: November 9, 2005
From: Planning Staff	Date of Report: October 25, 2005

Applicant: Estate of Alan D. Sweet, Alicia Hupp, Administrator

Request Action: Rezone from - A-1 (Agriculture District)

to - AR-10 (Agricultural/Residential District)

Purpose: To split 18.29 ac. out of 37.19 ac. tract

Location: 2176 Moorefield Road

Size: 18.29 Acres

Existing Land Use: Residential

Surrounding Land Use and Zoning:

	Land Use	Zoned
North	Agriculture	PD-M (Planned Development - Mixed Use)
South	Residential & Agriculture	R-2A (Medium Density Residential) & R-4'S' (Multiple-family - Specific Use)
East	Agriculture & Residential	PD-M (Planned Development - Mixed Use) & A-1 (Agricultural)
West	Residential & Agriculture	R-1 (Rural Residential), A-1(Agricultural) & PD-M (Planned Development - Mixed Use)

ANALYSIS

This area was zoned A-1 Agricultural when zoning was originally adopted.

REPORTS FROM OTHER AGENCIES

County Engineer

The County Engineer has reviewed the request by James Heath, agent for the estate of Alan Sweet, to rezone approximately 18 acres from A agricultural zoning to AR-25 Agricultural/residential zoning. The request has been reviewed in accordance with Chapter I, Section G (2) of the Clark County Zoning Regulations, relative to vehicular access and drainage:

Access

- 1) The area requested for rezoning is located east of 2176 Moorefield Road, and does not presently contain an existing drive. However, it does not appear that access is an issue and a permit may be issued for a new drive to the 18+ acres, provided the site is rezoned.

Drainage

- 2) The site appears to drain satisfactorily under the present use. Based upon the principal permitted uses of AR-25 zoning, there will be negligible impact on the site drainage. (See February 8, 2005 letter)

Soil Conservation

The Clark Soil & Water Conservation District has reviewed the site. There are existing structures on this site. The proposed rezoning, as indicated above, should not significantly impact soils and drainage.

This office does not object to the above request, as proposed. (See September 23, 2005 letter)

Combined Health District

Existing lotsplit approved. This is the form used when approving a split with an existing residence, existing septic system and existing well. (See September 14, 2005 form)

Planning Department

The Clark County Comprehensive Plan identifies this area as Medium density residential development (4 to 6 dwellings per acre - gross density) which should be directed to existing residential growth areas, where it can be serviced by central water and sewer service. This is recommended for portions of Bethel, Mad River, Moorefield and Springfield townships. Neighborhoods should transition to business areas through the use of multi-family development and institutional uses. New residential development should not be located in close proximity to established or planned industrial areas. Supporting commercial uses are appropriate, but only at key intersections.

The application wishes to divide a 37.19 acre tract into two equal parts. Since the County Zoning requires 40 acre minimum lot size in the A-1 District, except for lotsplits of less than 5 acres, this area must be rezoned to accomplish this property division. The AR-10 District permits a minimum lot size of 10 acres and a maximum size of 24.99 acres with a minimum frontage of 350'.

RECOMMENDATION

The Staff recommend the rezoning of this 18.29 acres to AR-10.

Clark County Planning Commission

Meeting Date: November 2, 2005

Motion by Mr. Perkins , second by Mr. Bicknell to recommend **approval** to the Rural Zoning Commission the request of the Estate of Alan D. Sweet to rezone 18.29 acres located at 2176 Moorefield Road, Moorefield Township from A-1 to AR-10 (Agricultural/Residential) District.

VOTE: Yes - Mr. Bicknell, Ms. Jordan, Mr. Jurick, and Mr. Perkins
Pass - Mr. Detrick, Mr. Tackett, and Mr. Hartley

MOTION CARRIES

Attachments:

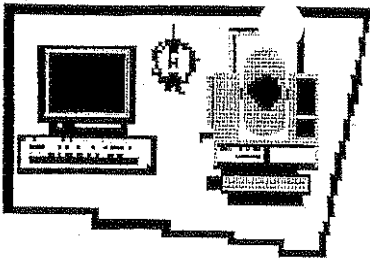
County Engineer's letter

Soil Conservation District's letter

Health District form

Location Map

Zoning Map



Clark County
Engineer's Department
4075 Laybourne Rd Springfield, Ohio 45505-3613
Bruce C. Smith, P.E., P.S.
Clark County Engineer

Office # (937) 328-2484

Fax # (937) 328-2473

www.clarkcountyoohio.gov/engineer

February 8, 2005

Clark County Planning Commission
25 West Pleasant Street
Springfield, Ohio 45506
Attention: Phil Tritle, Senior Planner

Re: Z-2005-9 Estate of Alan Sweet
Rezoning A to AR-25

Mr. Tritle,

The County Engineer has reviewed the request by James Heath, agent for the estate of Alan Sweet, to rezone approximately 18 acres from A agricultural zoning to AR-25 Agricultural/residential zoning. The request has been reviewed in accordance with Chapter 1, Section G (2) of the Clark County Zoning Regulations, relative to vehicular access and drainage:

Access

- 1) The area requested for rezoning is located east of 2176 Moorefield Road, and does not presently contain an existing drive. However, it does not appear that access is an issue and a permit may be issued for a new drive to the 18+ acres, provided the site is rezoned.

Drainage

- 2) The site appears to drain satisfactorily under the present use. Based upon the principal permitted uses of AR-25 zoning, there will be negligible impact on the site drainage.

The County Engineer has no objection to the proposal to rezone approximately 18 acres from A-1 agricultural zoning to AR-25 agricultural/residential zoning.

Sincerely,

Bruce C. Smith P.E., P.S.
Clark County Engineer

Kenneth D. Fenton
Deputy Engineer

HAZONING\2005 Zoning\Z-2005-9 Sweet.doc

Donald Boyle – Road Superintendent
Paul W. DeButy P.E. – Design Engineer
Kenneth D. Fenton, P.S., Deputy Engineer
Doug Frank – Bridge Superintendent
Pamela Fulton – Office Assistant

William A. Pierce, P.S. – LIS Director
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September 23, 2005

Ronemus & Heath Co., LPA
Attn: Jim Heath
5 East Columbia St.
Springfield, Ohio 45502

RE: Proposed zoning of 18.29 acres ~ A1 to R1
Estate of Alan D. Sweet ~ 2176 Moorefield Rd.

Dear Mr. Heath,

The Clark Soil & Water Conservation District has reviewed the site. There are existing structures on this site. The proposed rezoning, as indicated above, should not significantly impact soils and drainage.

This office does not object to the above request, as proposed.

Respectfully,

Christine Pence, CPESC
Urban Coordinator

LOCATION MAP

HA

T-174

22

16

MIDDLE

RD 19



Moorefield Rd.

C-350

orthridge

Kenton
Ridge
High
School
21

15

C-349

BOSART RD

T-162

Moorefield

334

REZONING CASE #Z-2005-11

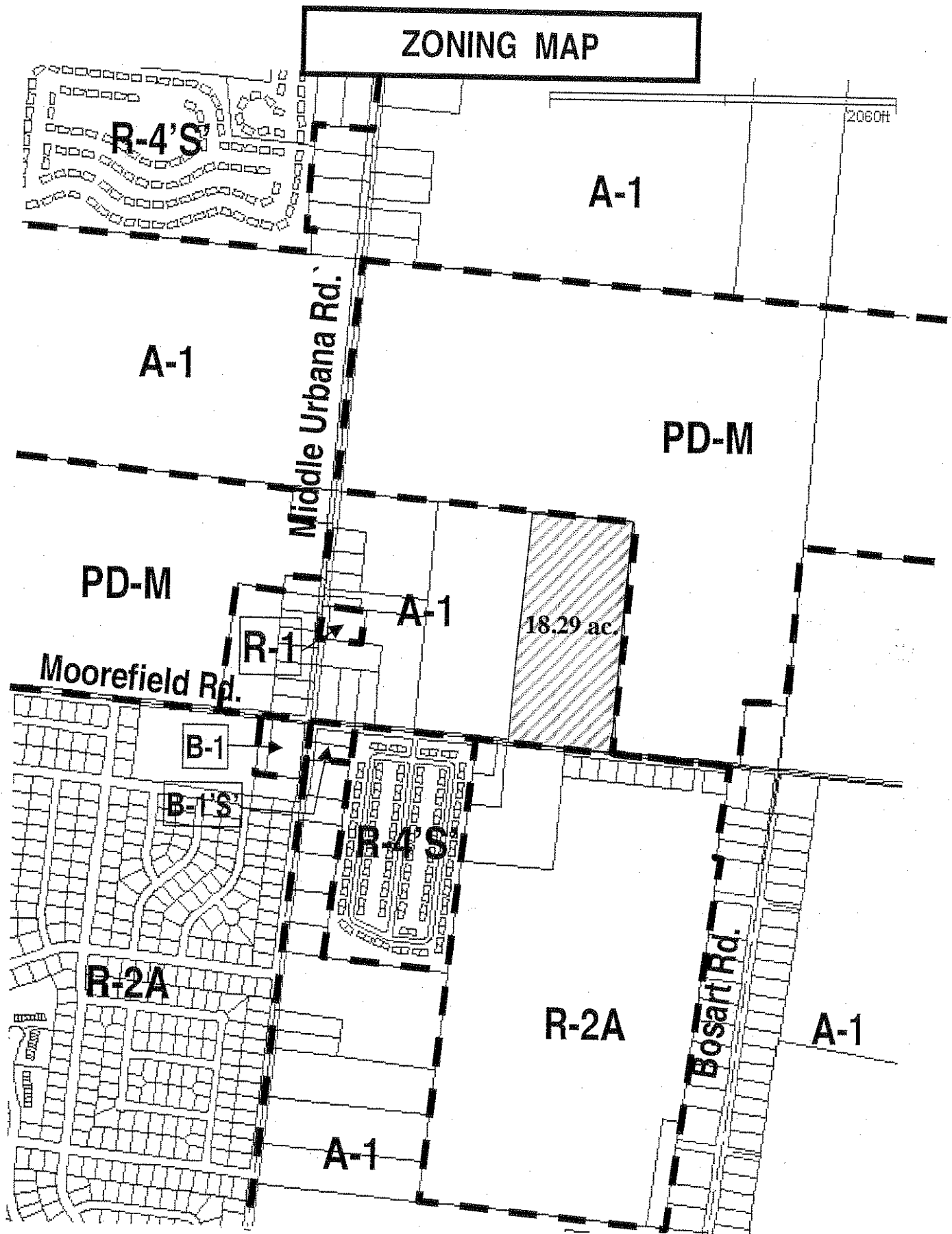
A-1 to AR-10

18.29 ac.

2176 Moorefield Rd.

Moorefield Twp.

ZONING MAP



REZONING CASE #Z-2005-11

A-1 to AR-10

18.29 ac.

2176 Moorefield Rd.
Moorefield Twp.

CLARK COUNTY ZONING

General Uses - see zoning text for details and other restrictions

May 2003

B-1, B-2, B-3 & B-4

PRINCIPAL PERMITTED AND CONDITIONED USES:	B-1	B-2	B-3	B-4
1. Business and/or Professional Offices	Y	Y	Y	Y
2. Banks & Financial Institutions	Y	Y	Y	Y
3. Eating & Drinking Places, excluding Drive-in or Carry-out	Y	Y	Y	Y
4. Radio and Television Broadcasting Studios	Y	Y	Y	Y
5. Funeral Homes & Mortuaries	Y	Y	Y	Y
6. Automotive Service Stations	Y	Y	Y	Y
7. Custom Butcher Shops	Y	Y	Y	Y
8. Indoor Motion Picture Theaters	N	Y	Y	Y
9. Retail Food Stores	N	Y	Y	Y
10. Drive-in, Fast Food, Drive-in Carry-out Restaurants and/or Drive-through Retail Establishments	N	Y	Y	Y
11. Garden Centers, Greenhouses	N	Y	Y	Y
12. Automotive Repair Garages	N	Y	Y	Y
13. Car Washes	N	Y	Y	Y
14. Air Conditioning, Plumbing, Heating, and Roofing Shops	N	Y	Y	Y
15. Automotive & Auto Accessory Sales	N	Y	Y	Y
16. Building and Related Trades	N	Y	Y	Y
17. Commercial Recreation Establishments	N	Y	Y	Y
18. Animal Hospitals, Veterinary Clinics, and Kennels	N	N	Y	Y
19. Building Material Sales Yard	N	N	Y	Y
20. Drive-In Motion Picture Theater	N	N	Y	Y
21. Private and Public Outdoor Recreation Areas	N	N	Y	Y
22. Motels and Hotels	N	N	Y	Y
23. Hospitals & Auxiliary Facilities	N	N	Y	Y
24. Automotive Body Shop	N	N	Y	Y
25. Carpenter, Sheet Metal & Sign Painting Shop, Bakery, Laundry, Wholesale Business	N	N	N	Y
26. Bottling of Soft Drinks and Milk or Distributing Stations	N	N	N	Y
27. Contractor's Equipment Storage Yard or Storage & Rental Contractor's Equipment	N	N	N	Y
28. Motor Vehicle, Boat, & Camper Storage	N	N	N	Y
29. Trucking and Motor Freight Station or Terminal	N	N	N	Y
30. Carting, Express, or Hauling Establishments	N	N	N	Y
31. Stone or Monument Works	N	N	N	Y
32. Mini-Warehouse or Self Storage Facilities	N	N	N	Y

B-1, B-2, B-3 & B-4

CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	B-1	B-2	B-3	B-4
1. Commercial Recreation Establishments	Y	--	--	--
2. Day-Care Centers	Y	Y	Y	Y
3. Nursing Homes, Convalescent Homes, Rest Homes	Y	Y	Y	Y
4. Clubs, Fraternal or Lodge Organizations	Y	Y	Y	Y
5. Animal Hospitals, Veterinary Clinics, and Kennels	Y	Y	--	--
6. Bars and Taverns	N	Y	Y	Y
7. Wholesale Establishments	N	N	Y	Y
8. Adult Entertainment Establishments	N	N	N	Y

I-1

PRINCIPAL PERMITTED AND CONDITIONED USES:
1. Industrial & Manufacturing Establishments
2. Warehouses
3. Wholesale Establishments
4. Manufacturing Retail Outlets
5. Any use permitted and as regulated as a Principal Permitted or Conditioned Use in the B-4 District
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)
1. Any use permitted and as regulated as a Conditionally Permitted Use in the B-4 District
2. Junkyards & Automobile Wrecking Yards
3. Resource and Mineral Extraction
4. Penal & Correctional Facilities
5. Sanitary Landfills

O-1 & OR-2

PRINCIPAL PERMITTED AND CONDITIONED USES:	O-1	OR-2
1. Business and/or Professional Offices, including Medical and Dental Clinics	Y	N
2. Banks and Financial Institutions	Y	N
3. Law, Real Estate, and Insurance Offices	Y	N
4. Business Service Establishments	Y	N
5. Single-Family Dwellings	N	Y
6. Incidental Business Uses	N	Y

Y = Yes (Permitted)

N = No (Not Permitted)

CLARK COUNTY ZONING

General Uses - see zoning text for details and other restrictions

May 2003

A-1

PRINCIPAL PERMITTED AND CONDITIONED USES:	
1. Agriculture, Farm Markets, & related buildings & structures	
2. Agricultural-Related Processing & Marketing	
3. Single-Family Residential	
4. Single-Family Residential (restricted to lotsplits)	
5. Single-Family Residential (restricted to cluster lotsplits & bonus cluster lotsplits)	
6. Private Landing Field	
7. Day-Care Homes	
8. Bed and Breakfast	
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	
1. Home Occupations	
2. Private and Public Outdoor Recreation Areas	
3. Cemeteries	
4. Animal Hospitals, Veterinary Clinics & Kennels	
5. Resource and Mineral Extraction	
6. Demolition Disposal Facility	
7. Airports	
8. Radio, Television, & Telecommunications Transmission & Receiving Towers	
9. Hospitals and Auxiliary Facilities	
10. Group Care Home	
11. Nursing Homes, Convalescent Homes, & Rest Homes	
12. Feed Lot, Grain Elevators, & Slaughterhouses	
13. Day-Care Centers	
14. Churches and Similar Places of Worship	
15. Primary and Secondary Schools	
16. Institutions of Higher Learning	
17. Garden Centers and Greenhouse	

R-1, R-2, R-2A, R-2B

PRINCIPAL PERMITTED AND CONDITIONED USES:	R-1	R-2	R-2A	R-2B
1. Single-Family Dwellings	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
2. Bed and Breakfast	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
3. Agriculture and Related Buildings and Structures	--	--	--	--
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	R-1	R-2	R-2A	R-2B
1. Home Occupation	Y	Y	Y	Y
2. Churches & similar places of worship	Y	Y	Y	Y
3. Primary & Secondary Schools	Y	Y	Y	Y
4. Institutions of Higher Learning	Y	N	N	N
5. Hospitals & Auxiliary Facilities	Y	Y	Y	N
6. Group Care Homes	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
7. Farm Markets	Y	Y	Y	Y
8. Cemeteries	Y	N	N	N
9. Day-Care Homes	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
	Y	Y	Y	N
10. Nursing Homes, Convalescent Homes, Rest Homes	Y	N	N	N
11. Radio, Television & Telecommunication Transmission / Receiving Towers				
12. Zero Lot Line, Cluster, Detached, Semi-detached Dwellings, or other housing types of a similar character	N	Y	Y	Y

R-3 & R-4

PRINCIPAL PERMITTED AND CONDITIONED USES:	R-3	R-4
1. Single-Family Dwellings	Y	Y
2. Two-Family Dwellings	Y	Y
3. Three-Family Dwellings	N	Y
4. Four-Family Dwellings	N	Y
5. Multiple-Family Dwellings	N	Y
6. Condominium Residences	N	Y
7. Agriculture and Related Buildings & Structures	Y	Y
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	R-3	R-4
1. Zero Lot Line, Cluster, Detached, Semi-detached, or Attached Dwellings, or other housing types of a similar character	Y	Y
2. Home Occupation	Y	Y
3. Churches & similar places of worship	Y	Y
4. Group Care Homes	Y	Y
5. Day-Care Homes	Y	Y
6. Day-Care Centers	N	Y
7. Community Facilities	N	Y

AR-1, AR-2, AR-5, AR-10, & AR-25

PRINCIPAL PERMITTED AND CONDITIONED USES:	AR-1	AR-2	AR-5	AR-10	AR-25
1. Agriculture, Farm Markets, & related buildings & structures	Y	Y	Y	Y	Y
2. Single-Family Residences	Y	Y	Y	Y	Y
3. Day-Care Homes	Y	Y	Y	Y	Y
4. Bed and Breakfast	Y	Y	Y	Y	Y
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	AR-1	AR-2	AR-5	AR-10	AR-25
1. Home Occupations	Y	Y	Y	Y	Y
2. Churches and Similar Places of Worship	Y	Y	Y	Y	Y
3. Primary and Secondary Schools	N	Y	Y	Y	Y
4. Institutions of Higher Learning	N	N	Y	Y	Y

R-MHP

PRINCIPAL PERMITTED USES:
1. Mobile Homes
2. Manufactured Homes
3. Communal Facilities

PD

PRINCIPAL PERMITTED USES:
1. PD-R (Residential)
2. PD-O (Office)
3. PD-B (Business)
4. PD-I (Industrial)
5. PD-M (Mixed Uses)
6. PD-C (Conservation)
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)
1. Home Occupation

Y = Yes (Permitted)

N = No (Not Permitted)